

# FOR LEASE

## Northwood Shopping Center

1802 N Loop 1604 E | San Antonio, TX



### Overview

AVAILABLE SF	1,480 SF
BASE RENT	Contact broker
NNN	\$14.44/SF/YR



### Contact

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### Description

- 6,300 SF multi-tenant strip retail center located at the intersection of 281N and Loop 1604
- 1.9M SF of retail in the immediate area that is collectively 94.9% leased
- Shadow anchored by Kohls and Academy, the Property is surrounded by synergistic retailers and eateries
- Direct visibility to Loop 1604 with prominent pylon signage

### Nearby Retailers



### Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	8,118	78,081	218,628
Total Households	3,433	31,780	84,839
Average Household Income	\$93,517	\$101,087	\$106,857

### Traffic Counts

Hwy 281	110,161 VPD
Loop 1604	112,556 VPD

Year: 2019 | Source: TxDot

SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

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# Northwood Shopping Center

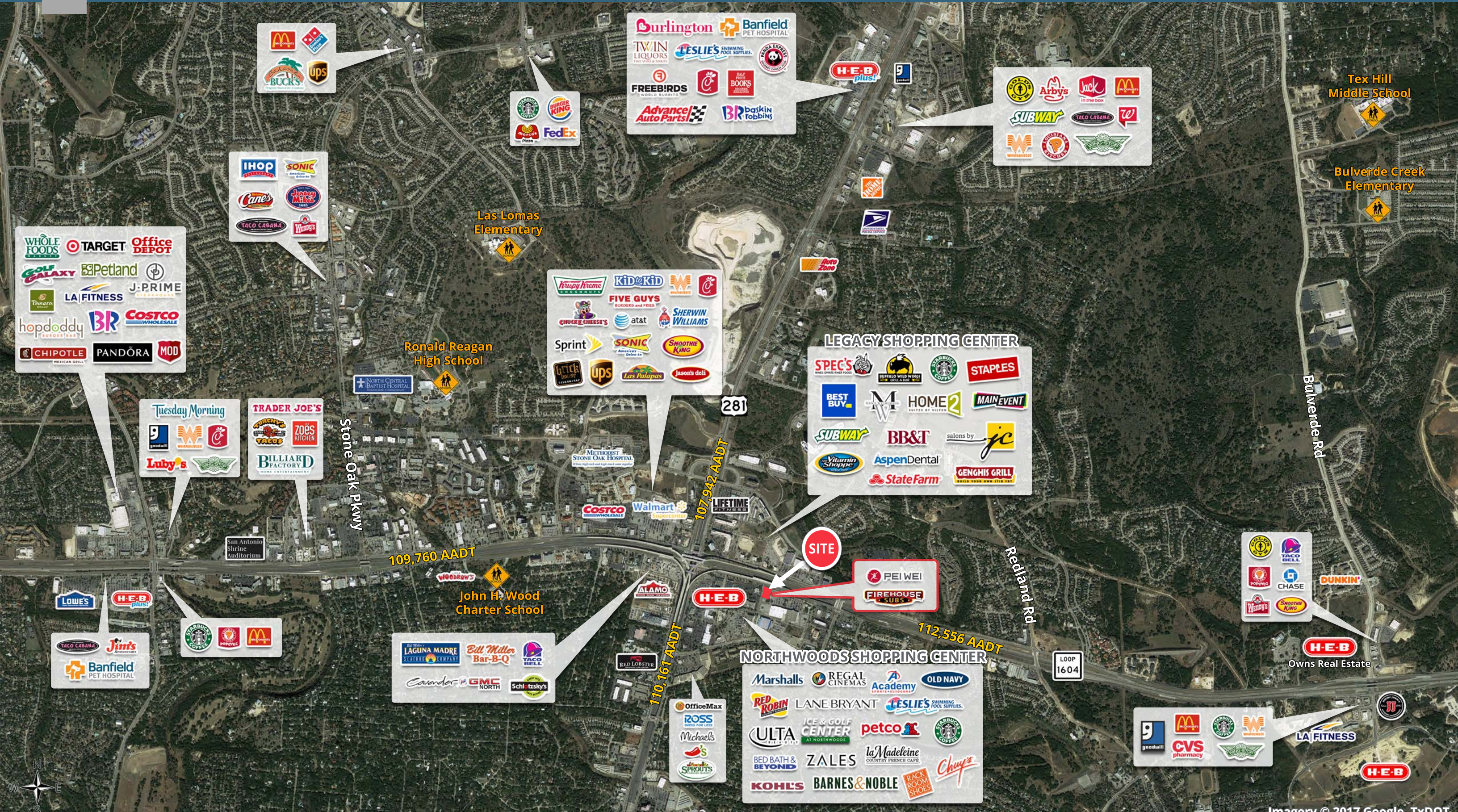
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Imagery © 2020 Google, TxDOT, ESRI

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WHOLE FOODS MARKET, TARGET, Office DEPOT, GOLF GALAXY, Petland, J-PRIME, LA FITNESS, BR, COSTCO WHOLESALE, hopdoddy, CHIPOTLE MEXICAN GRILL, PANDORA, MOD

IHOP, SONIC, Cane's, Jason's Mies, TACO CABANA, Wendy's

Tuesday Morning, 9, W, C, Luby's, TRADER JOE'S, ZOE'S KITCHEN, BILLIARD FACTORY

LOWE'S, H-E-B plus!, TACO CABANA, Jim's, Banfield PET HOSPITAL

STARBUCKS COFFEE, Popeye's, McDonald's

LAGUNA MADRE SEATED COMPANY, Bill Miller Bar-B-Q, TACO BELL, Caender, GMC NORTH, Schlitzsky's

Krispy Kreme, Kid & Kid, FIVE GUYS, CHUCK E CHEESE'S, at&t, SHERWIN WILLIAMS, Sprint, SONIC, SMOOTHIE KING, UPS, Las Palapas, Jason's deli

Burlington, Banfield PET HOSPITAL, TWIN LIQUORS, LESLIE'S SWIMMING POOL SUPPLIES, FREEBIRDS, Advance Auto Parts, Baskin Robbins

LEGACY SHOPPING CENTER, SPEC'S, BUFFALO WILD WINGS, STARBUCKS COFFEE, STAPLES, BEST BUY, HOME 2, MAIN EVENT, SUBWAY, BB&T, salons by jc, Vitamin Shoppe, AspenDental, State Farm, GENGHIS GRILL

NORTHWOODS SHOPPING CENTER, Marshalls, REGAL CINEMAS, Academy, OLD NAVY, RED ROBIN, LANE BRYANT, LESLIE'S SWIMMING POOL SUPPLIES, ULTA, ICE & GOLF CENTER, petco, STARBUCKS COFFEE, BED BATH & BEYOND, ZALES, la Madeleine COUNTRY FRENCH CAFE, KOHL'S, BARNES & NOBLE, BACK ROOM SHOES, Chaps

PEI WEI, FIREHOUSE SUBS

Arbys, Jack in the Box, McDonald's, SUBWAY, TACO CABANA, W, WENDY'S, SMOOTHIE KING

TACO BELL, CHASE, DUNKIN', WENDY'S, SMOOTHIE KING

goodwill, McDonald's, STARBUCKS COFFEE, W, CVS pharmacy, LA FITNESS

Tex Hill Middle School

Bulverde Creek Elementary

Las Lomas Elementary

Ronald Reagan High School

John H. Wood Charter School

Stone Oak Pkwy

107,942 AADT

110,161 AADT

112,556 AADT

Bulverde Rd

Redland Rd

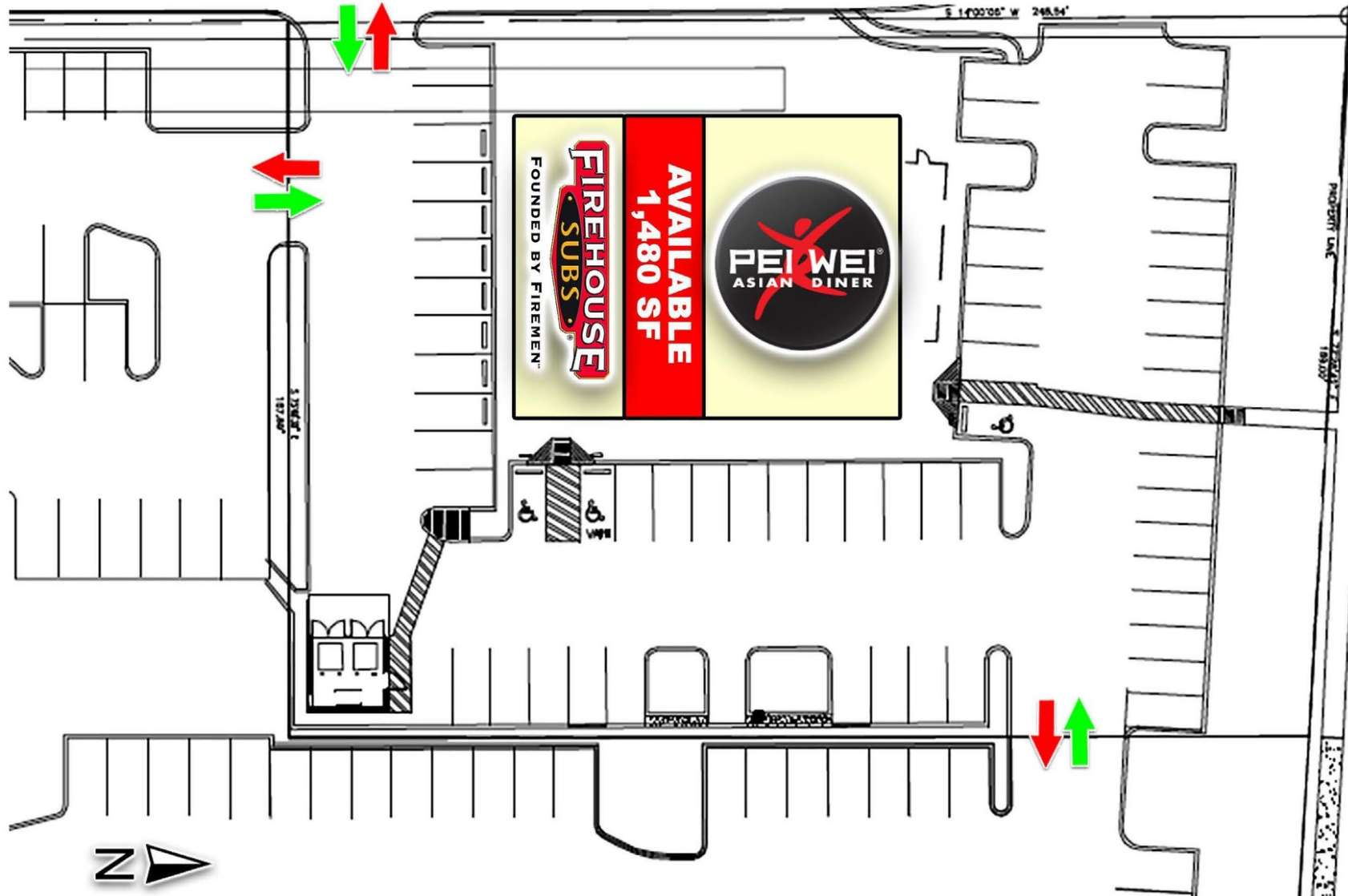
LOOP 1604

SITE

Owns Real Estate

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,011	51,860	130,140
2010 Population	7,312	69,048	193,914
2020 Population	8,118	78,081	218,628
2025 Population	8,991	83,333	230,367
2000-2010 Annual Rate	3.85%	2.90%	4.07%
2010-2020 Annual Rate	1.03%	1.21%	1.18%
2020-2025 Annual Rate	2.06%	1.31%	1.05%
2020 Male Population	48.7%	48.5%	48.6%
2020 Female Population	51.3%	51.5%	51.4%
2020 Median Age	38.8	40.1	38.2

In the identified area, the current year population is 218,628. In 2010, the Census count in the area was 193,914. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 230,367 representing a change of 1.05% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	76.7%	79.4%	78.0%
2020 Black Alone	5.7%	4.8%	5.2%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2020 Asian Alone	5.3%	6.1%	5.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.2%
2020 Other Race	7.8%	5.5%	6.4%
2020 Two or More Races	4.0%	3.5%	3.9%
2020 Hispanic Origin (Any Race)	38.9%	35.2%	37.5%

Persons of Hispanic origin represent 37.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	96	114	118
2000 Households	1,893	19,959	50,692
2010 Households	3,095	27,902	75,976
2020 Total Households	3,433	31,780	84,839
2025 Total Households	3,794	33,866	89,080
2000-2010 Annual Rate	5.04%	3.41%	4.13%
2010-2020 Annual Rate	1.02%	1.28%	1.08%
2020-2025 Annual Rate	2.02%	1.28%	0.98%
2020 Average Household Size	2.35	2.44	2.57

The household count in this area has changed from 75,976 in 2010 to 84,839 in the current year, a change of 1.08% annually. The five-year projection of households is 89,080, a change of 0.98% annually from the current year total. Average household size is currently 2.57, compared to 2.54 in the year 2010. The number of families in the current year is 57,295 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.4%	13.8%	13.9%
<b>Median Household Income</b>			
2020 Median Household Income	\$79,578	\$79,333	\$80,795
2025 Median Household Income	\$82,907	\$83,814	\$85,820
2020-2025 Annual Rate	0.82%	1.10%	1.21%
<b>Average Household Income</b>			
2020 Average Household Income	\$93,517	\$101,087	\$106,857
2025 Average Household Income	\$99,979	\$110,218	\$117,680
2020-2025 Annual Rate	1.35%	1.74%	1.95%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$37,549	\$40,582	\$41,556
2025 Per Capita Income	\$40,046	\$44,133	\$45,602
2020-2025 Annual Rate	1.30%	1.69%	1.88%

## Households by Income

Current median household income is \$80,795 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$85,820 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$106,857 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$117,680 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,556 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,602 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	139	133	131
2000 Total Housing Units	2,020	20,959	53,492
2000 Owner Occupied Housing Units	1,486	14,835	34,687
2000 Renter Occupied Housing Units	407	5,124	16,004
2000 Vacant Housing Units	127	1,000	2,801
2010 Total Housing Units	3,354	30,090	80,763
2010 Owner Occupied Housing Units	1,788	18,390	50,454
2010 Renter Occupied Housing Units	1,307	9,512	25,522
2010 Vacant Housing Units	259	2,188	4,787
2020 Total Housing Units	3,540	33,166	88,244
2020 Owner Occupied Housing Units	1,772	18,731	52,366
2020 Renter Occupied Housing Units	1,661	13,049	32,473
2020 Vacant Housing Units	107	1,386	3,405
2025 Total Housing Units	3,901	35,247	92,463
2025 Owner Occupied Housing Units	1,850	19,422	54,590
2025 Renter Occupied Housing Units	1,944	14,444	34,490
2025 Vacant Housing Units	107	1,381	3,383

Currently, 59.3% of the 88,244 housing units in the area are owner occupied; 36.8%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 80,763 housing units in the area - 62.5% owner occupied, 31.6% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 4.02%. Median home value in the area is \$268,789, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.34% annually to \$287,227.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date